

COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, CONT E 210 FT TO A PT 0
WIRE RD, RUN SE A LONG R/W 328 F

KENT GARY M/KENT EDITH
2279 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

14-6S-17-09669-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

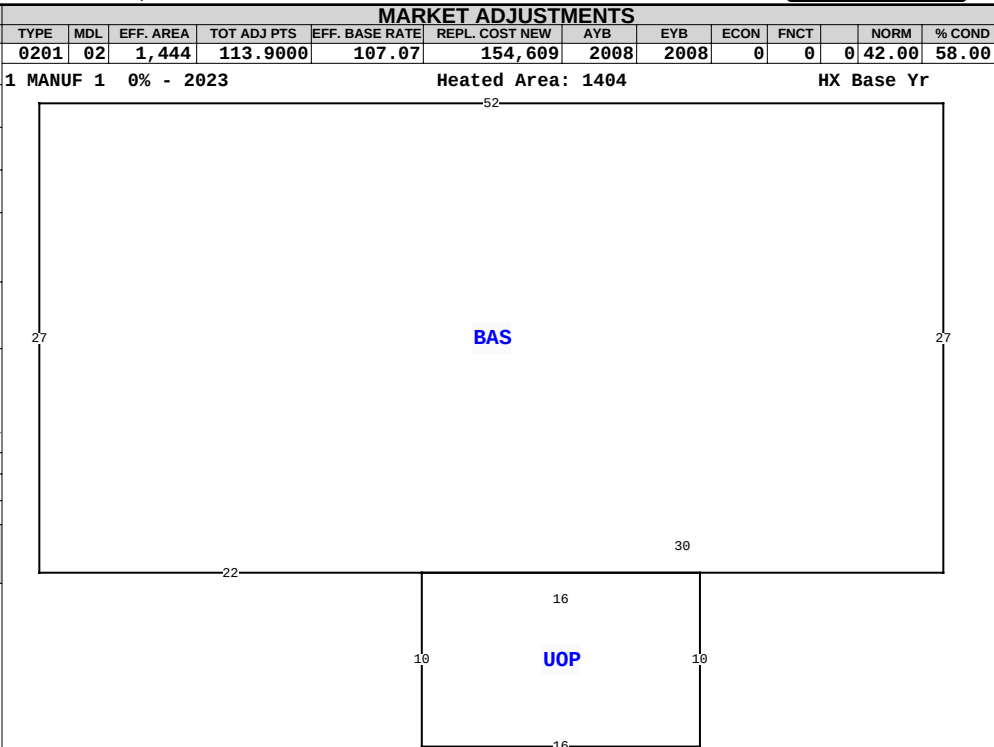
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	87,189
UOP	160	25		40	2,484

TOTALS	1,564			1,444	89,673
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		00	0.00	0.00	1.50



2078 SE GILES MARTIN AVE, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													7,650	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
00	0.00	0.00	1.50	AC		1.00	1.00	1.00	14,000.00	14,000.00				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		89,673			
TOTAL MARKET OB/XF VALUE		7,650			
TOTAL LAND VALUE - MARKET		21,000			
TOTAL MARKET VALUE		118,323			
SOH/AGL Deduction		0			
ASSESSED VALUE		118,323			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		118,323			
TOTAL JUST VALUE		118,323			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		122,961			

SALE:1:1: 1.50 AC BOUGHT UNDER AG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27283	M H	375	08/25/2008
9636	M H	125	04/24/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1479/91	11/07/2022	WD	Q	I	01	139,000	
GRANTOR: GUTSHALL RYAN							
GRANTEE: KENT GARY M							
1272/1897	4/08/2014	WD	Q	I	01	70,000	
GRANTOR: MICHELLE LYN LEVERETT							
GRANTEE: RYAN GUTSHALL							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W52 S27 E22 UOP= S10 E16 N10 W16\$ E30 N27\$. .	